

ORDINANCE NO. _____

An ordinance amending Title 31 – Green Building Standards Code of the Los Angeles County Code, by adopting the 2013 California Green Building Standards Code by reference, with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 8, Appendix A4, and Appendix A5, which incorporate by reference and modify portions of the 2010 California Green Building Standards Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

100 ADOPTION BY REFERENCE.

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted by reference and incorporated into this Title 31 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 31 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 8, Appendix A4, and Appendix A5 of that certain code known and designated as the ~~2010~~2013 California Green Building Standards Code, as published by the California Building Standards Commission, are adopted by reference and incorporated into this Title 31 as if fully set forth below, and shall be known as Chapters 2 through 8, Appendix A4, and Appendix A5 of Title 31 of the Los Angeles County Code.

A copy of the ~~2010~~2013 California Green Building Standards Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 202 is hereby amended to read in alphabetical order as follows:

202 DEFINITIONS.

...

DEVELOPMENT. Any activity requiring discretionary or non-discretionary land use or construction approval from the County that results in the creation, addition, modification, or replacement of impervious surface area, which replacement is not part of routine maintenance activity. Development includes, but is not limited to, land subdivisions; the construction, installation, addition, or replacement of a building or structure; expansion of a building footprint; and land-disturbing activities related to structural or impervious surfaces. Development shall not include routine maintenance of original lines and grades and/or hydraulic capacity.

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SECTION 4. Section 301 is hereby amended to read as follows:

301 - GENERAL.

301.1 Scope.

Buildings and structures shall be designed to include the green building measures indicated in Sections 301.1.1, 301.2, and 301.3.~~specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county or city and county as specified in Section 101.7.~~

301.1.1 ~~Additions and alterations.~~ Residential construction.

[HCD]

The mandatory provisions of Chapter 4 shall be applied to newly constructed low-rise and high-rise residential buildings and structures six stories or less and additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned volume or size. The requirements shall apply only to and/or within the specified area of the addition or alteration.

Newly constructed high-rise residential buildings of seven stories or greater shall comply with Section 301.3.

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301.3 ~~Nonresidential additions and alterations~~ construction. [BSC]

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301.3.1 Nonresidential buildings greater than or equal to 25,000 square feet.

In addition to the requirements of Section 301.3, any newly constructed nonresidential building greater than or equal to 25,000 square feet shall comply with all requirements of Section A5.601.2.4 Tier 1.

Exceptions:

1. Compliance with Section A5.601.2.3 shall be voluntary.
2. High-rise residential buildings of seven stories or greater shall comply with Table A4.106.5.1(3) in lieu of Table A5.106.11.2.2.

SECTION 5. Section 4.106.4 is hereby added to read as follows:

4.106.4 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 6. Section 4.304 is hereby amended to read as follows:

4.304.1 Irrigation controllers.

Automatic irrigation system controllers for landscaping ~~provided by the builder~~ and shall be installed at the time of final inspection and shall comply with the following:

...

4.304.2 Reserved.

4.304.3 Water Budget.

A water budget shall be developed for landscape irrigation use installed in conjunction with a new building that conforms to the California Department of Water Resources Model Water-Efficient Landscape Ordinance.

Exception: As an alternative to a water budget, developer-installed landscapes with a landscape area less than 2,500 square feet, or homeowner-provided and/or homeowner-hired landscapes with a landscaped area less than 5,000 square feet may comply with all of the following measures:

1. Turf area shall be water-efficient and shall not exceed 25 percent of the total landscaped area.
2. Non-invasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75 percent of the total landscaped area.
3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

Note: Prescriptive measures to assist in compliance with the water budget are listed in Sections 492.5 through 492.8, 492.10, and 492.11 of the MWELD.

SECTION 7. Section 4.408 is hereby amended to read as follows:

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING

4.408.1 - Construction waste management.

~~Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition waste, in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.~~

Exceptions:

- ~~1. Excavated soil and land clearing debris.~~
- ~~2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.~~
- ~~3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.~~

4.408.1.1 – Newly constructed projects of four or fewer units, additions, and alterations.

Newly constructed projects consisting of four or fewer units and additions and alterations to existing buildings shall recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume but not by both.

4.408.1.2 – Newly constructed projects of five or more units.

Newly constructed projects consisting of five or more units shall recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume but not by both.

4.408.2 ————— Construction waste management plan.

~~Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.~~

~~1. ——— Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.~~

~~2. ——— Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).~~

~~3. ——— Identify diversion facilities where the construction and demolition waste material will be taken.~~

~~4. ——— Identify construction methods employed to reduce the amount of construction and demolition waste generated.~~

~~5. ——— Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.~~

4.408.3 ————— Construction waste management plan.

~~Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.~~

~~Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.~~

~~**4.408.4 Waste stream reduction alternative.**~~

~~Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (4) lbs./sq. ft. of the building area shall meet the minimum 50 percent construction waste reduction requirement in Section 4.408.4.~~

~~**4.408.4.1 Waste stream reduction alternative (HR4+)**~~

~~Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) lbs./sq. ft. of the building area, shall meet the minimum 50 percent construction waste reduction requirement in Section 4.408.1~~

~~**4.408.5 Documentation.**~~

~~Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.~~

~~Notes:~~

- ~~1. Sample forms found in "A Guide to the California Green Building Standards Code (Low-Rise Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.~~

~~2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).~~

SECTION 8. Section 5.106.2 is hereby added to read as follows:

5.106.2 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 9. Section 5.106.3 is hereby added to read as follows:

5.106.3 Reserved.

SECTION 10. Section 5.304.1 is hereby amended to read as follows:

5.304.1 Water budget.

A water budget shall be developed for landscape irrigation use that installed in conjunction with a new building or an addition or alteration conforms to ~~the local water efficient landscape ordinance or to the California Department of Water Resources Model Water Efficient Landscape Ordinance where no local ordinance is applicable.~~

Exception: As an alternative to a water budget, landscapes with a landscaped area less than 2,500 square feet may comply with all of the following measures:

1. Turf area shall not exceed 25 percent of the total landscaped area.
2. Non-invasive drought-tolerant plant and tree species appropriate for the climate zone region shall be utilized in at least 75 percent of the total landscaped area.

3. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

...

SECTION 10. Section 5.304.3 is hereby amended to read as follows:

5.304.3 Irrigation design.

~~In new nonresidential construction or building addition or alteration with at least 1,000 but no more than 2,500 square feet of cumulative landscaped area (the level at which the MWELD applies),~~ install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.

SECTION 11. Section 5.408 is hereby amended to read as follows:

5.408.1 Construction waste management.

Recycle and/or salvage for reuse a minimum of ~~50~~⁶⁵ percent of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume, but not by both.

~~5.408.1.1 Construction waste management plan.~~

~~Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that;~~

~~1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.~~

~~2.——Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).~~

~~3.——Identifies diversion facilities where construction and demolition waste material collected will be taken.~~

~~4.——Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.~~

~~5.408.1.2——Waste management company.~~

~~Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.~~

~~Note: The owner or contractor shall make the determination if the construction and demolition material will be diverted by a waste management company.~~

~~Exceptions to Sections 5.408.1.1 and 5.408.1.2:~~

~~1.——Excavated soil and land-clearing debris~~

~~2.——Alternate waste reduction methods developed by working with local agencies if diversion and recycle facilities capable of compliance with this item do not exist.~~

~~3.——Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.~~

~~5.408.1.3——Waste stream reduction alternative.~~

~~The combined weight of new construction disposal that does not exceed 2 lbs./sq. ft. of building area may be deemed to meet the 50 percent minimum requirement as approved by the enforcing agency.~~

~~5.408.1.4~~ Documentation.

~~Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination of the enforcing agency.~~

Notes:

- ~~1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at <http://www.bsc.ca.gov/CALGreen/default.htm> may be used to assist in documenting compliance with the waste management plan.~~
- ~~2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).~~

~~5.408.3~~ Excavated soil and land clearing debris [BSC].

~~100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.~~

~~Exception: Reuse, either on or off site, of vegetation or soil contaminated by disease or pest infestation.~~

Notes:

- ~~1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for~~

~~recycling or disposal of the material.~~

~~(www.cdfa.ca.gov/exec/county/county_contacts.html)~~

2. ~~For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture.~~

~~(www.cdfa.ca.gov)~~

SECTION 12. Appendix A4 is hereby amended to read as follows:

APPENDIX A4

RESIDENTIAL VOLUNTARY MEASURES

~~Some of t~~The measures contained in this appendix are not mandatory unless indicated elsewhere in this Code. ~~adopted by a city, county or city and county as specified in Section 101.7 and provide additional measures that d~~Designers, builders, and property owners ~~may wish~~ are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 13. Table A4.106.5.1(3) is hereby amended to read as follows:

TABLE A4.106.5.1(3)

Tier 1 - High-Rise Residential Buildings, Hotels, and Motels

| <u>Roof Slope</u> | Climate Zone | Minimum 3-Year Aged Solar Reflectance | Thermal Emittance | SRI |
|-------------------|----------------------------------|---------------------------------------|-------------------|-------------------------|
| ≤ 2 : 12 | 10 & 9 -11, 13-15 | 0.55 | 0.75 | 64 <u>60</u> |
| >2 : 12 | 2-15 | 0.20 | 0.75 | 46 <u>11</u> |

SECTION 14. Section A4.107.1 is hereby amended to read as follows:

A4.107.1 **Innovative concepts and local environmental conditions.**

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 15. Section A4.306.1 is hereby amended to read as follows:

A4.306.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 16. Section A4.411.1 is hereby amended to read as follows:

A4.411.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 17. Section A4.509.1 is hereby amended to read as follows:

A4.509.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of

construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 18. Section A4.601.1 is hereby amended to read as follows:

A4.601.1 Scope.

The measures contained in this appendix are not mandatory unless ~~adopted by a city, county, or city and county as specified in Section 101.7~~ indicated elsewhere in this Code. The provisions of this sSection outline means of achieving enhanced construction or reach levels by incorporating additional green building measures. In order to meet one of the tier levels designers, builders, or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level.

SECTION 19. Section A4.601.2 is hereby amended to read as follows:

A4.601.2 Prerequisite measures.

Tier 1 and Tier 2 thresholds require compliance with the mandatory provisions of this eCode and incorporation of the required prerequisite measures listed in Section A4.601.4.2 for Tier 1 and A4.601.5.2 for Tier 2. ~~Prerequisite measures are also identified in the Residential Occupancies Application Checklist in Section A4.602.~~

~~As specified in Section 101.7, additional prerequisite measures may be included by the enforcing agency to address specific local environmental conditions and may be listed in the Innovative Concepts and Local Environmental Conditions portions of the checklist.~~

SECTION 20. Section A4.602 is hereby amended to read as follows:

...

~~¹Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.~~ **Reserved.**

...

SECTION 21. Section A4.701.1 is hereby amended to read as follows:

A4.701.1 General.

The voluntary measures of this code are designed and promulgated to be adopted by reference and made mandatory by local ordinance pursuant to Section 101.7. Jurisdictions wishing to adopt the voluntary provisions of this code as an enforceable regulation governing structures and premises should ensure that certain factual information is included in the adopting ordinance and that the measures are appropriate and achievable and are considered to be suitable as mandatory by the city, county, or city and county. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code.~~

SECTION 22. Appendix A5 is hereby amended to read as follows:

APPENDIX A5

NON-RESIDENTIAL VOLUNTARY MEASURES

The measures contained in this appendix are not mandatory ~~unless adopted by a city, county, or city and county as specified in Section 101.7~~ and provide additional

~~measures that~~ except to the extent indicated elsewhere in this Code. ~~d~~Designers, builders, and property owners ~~may wish~~ are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 23. Table A5.106.11.2.2 is hereby amended to read as follows:

TABLE A5.106.11.2.2 [BSC]

TIER 1

| Roof Slope | Climate Zone | Minimum Aged Solar Reflectance | Thermal Emittance | SRI |
|---------------|--------------|--------------------------------|-------------------|-------------------------|
| $\leq 2 : 12$ | 1 – 16 | 0.55 <u>0.63</u> | 0.75 | 64 <u>72</u> |
| $>2 : 12$ | 1 – 16 | 0.20 | 0.75 | 46 <u>11</u> |

SECTION 22. Section A5.601.1 is hereby amended to read as follows:

A5.601.1 Scope.

The measures contained in this appendix are not mandatory ~~unless adopted by local government as specified in Section 101.7~~ except to the extent indicated elsewhere in this Code. The provisions of this ~~s~~Section outline means of achieving enhanced construction or reach levels by incorporating additional green building measures. In order to meet one of the tier levels designers, builders, or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level.